

CHAPTER 15A

"I-1A" LIGHT INDUSTRIAL DISTRICT

SECTION:

- 15A-1: Purpose
- 15A-2: Permitted Uses
- 15A-3: Permitted Accessory Uses
- 15A-4: Conditional Uses
- 15A-5: "I-1A" Design and Site Plan Standards

- 15A-1: PURPOSE: The purpose of the I-1A, Light Industrial District is to provide for the establishment of limited light industrial business offices, limited light manufacturing, wholesale showrooms and related uses in an environment which provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, and other features.

(#298, 10/13/97)

- 15A-2: PERMITTED USES: The following are permitted uses in a I-1A District:

(#298,

10/13/97)

- [A] Radio and television
- [B] Research laboratories
- [C] Trade school
- [D] Machine shops
- [E] Paint mixing
- [F] Bus terminals and maintenance garage
- [G] Warehouses
- [H] Laboratories
- [I] Essential Services
- [J] Governmental and public utility buildings
- [K] Manufacturing, compounding, assembly, or treatment of articles or merchandise
- [L] Manufacture of musical instruments, novelties, and molded rubber products
- [M] Manufacture or assembly of electrical appliances, instruments, and devices
- [N] Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or natural gas
- [O] Manufacture and repair of electrical signs, advertising structure, light sheet metal products, including heating and ventilation equipment
- [P] Blacksmith, welding, or other metal shop
- [Q] Laundries, carpet, and rug cleaning

- [R] Bottling establishments
- [S] Building material sales and storage
- [T] Broadcasting antennae, television, and radio
- [U] Camera and photographic supplies manufacturing
- [V] Cartage and express facilities
- [W] Stationery, bookbinding, and other types of manufacturing of paper and related products but not processing of raw materials for paper production
- [X] Dry cleaning establishments and laundries
- [Y] Electric light or power generating stations, electrical and electronic products manufacture, electrical service shops
- [Z] Engraving, printing, and publishing
- [AA] Jewelry manufacturing
- [BB] Medical, dental, and optical laboratories
- [CC] Storage or warehousing
- [DD] Wholesale business and office establishments
- [EE] Commercial/professional offices
- [FF] Wholesale showrooms
- [GG] Conference centers
- [HH] Commercial printing establishments

15A-3: PERMITTED ACCESSORY USES: The following are permitted accessory uses in a "I-1A" District: (#298, 10/13/97)

[A] Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use:

1. The parking requirements of Chapter 3, Section 5, are complied with in full.
2. The off-street loading requirements of Chapter 3, Section 6, are complied with in full.

15A-4: CONDITIONAL USES: The following are conditional uses in a "I-1A" District: (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 22 of this ordinance.) (#298, 10/13/97)

[A] Open and outdoor storage as an accessory use provided that:

1. The area is fenced and screened from view of neighboring residential uses or, if abutting a residential district, in compliance with Chapter 3, Section 2 [G], of this ordinance.

2. Storage is screened from view from the public right-of-way in compliance with Chapter 3, Section 2 [G], of this ordinance.
3. Storage area is grassed or surfaced to control dust.
4. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Chapter 3, Section 2 [H], of this ordinance.
5. The provisions of Chapter 22 of this ordinance are considered and satisfactorily met.

[B] Industrial planned unit development as regulated by Chapter 20 of this ordinance.

[C] Indoor limited retail sales accessory to office/manufacturing uses provided that:

1. Location:
 - (a) All sales are conducted in a clearly defined area of the principal building reserved exclusively for retail sales. Said sales area must be physically segregated from other principal activities in the building.
 - (b) The retail sales area must be located on the ground floor of the principal building.
2. Sales Area. The retail sales activity shall not occupy more than fifteen (15) percent of the gross floor area of the building.
3. Access. The building where such use is located is one having direct access to a collector or arterial level street without the necessity of using residential streets.
4. Hours. Hours of operation are limited to 8:00 a.m. to 9:00 p.m. The provisions of this section are considered and satisfactorily met.

15A-5: "I-1A" DESIGN AND SITE PLAN STANDARDS: The following minimum requirements shall be observed in the "I-1A" District subject to additional requirements, exceptions, and modifications set forth in this chapter (#298, 10/13/97)

[A] Lot Coverage. There shall be no minimum or maximum lot coverage requirements in this district. (#298, 10/13/97)

[B] Building Type and Construction and Roof Slope

1. Any exposed metal or fiberglass finish on all buildings shall be limited to no more than fifty (50) percent of any one wall if it is coordinated into the architectural design. Any metal finish utilized in the building shall be aluminum of twenty-six (26) gauge steel, the roof slope shall be limited to a maximum of one (1) in twelve (12) slope.

2. In the "I-1A" District, all buildings constructed of curtain wall panels of finished steel, aluminum, or fiberglass shall be required to be faced with brick, wood, stone, architectural concrete case in place or pre-case panels on all wall surfaces. (#298, 10/13/97)

[C] Parking. Detailed parking plans in compliance with Chapter 3, Section 5, shall be submitted for City review and approved before a building permit may be obtained.

[D] Loading. A detailed off-street loading plan, including berths, area, and access shall be submitted to the City in conformance with the provisions of Chapter 3, Section 6, for review and approval prior to issuance of a building permit.

[E] Landscaping. A detailed landscaping plan in conformance with Chapter 3, Section 2 [G], shall be submitted to the Council and approved before a building permit may be obtained.

In addition to the requirements of Chapter 3, Section 2 [G], all parcels developed along the boundary between the I-1A zone and a residential zone shall include planting of evergreens as a screen between I-1A and R-1 uses. The evergreens planted shall be planted every 15 feet along the property boundary.

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[F] Usable Open Space. Every effort shall be made to preserve natural ponding areas and features of the land to create passive open space.

[G] Signage. A comprehensive sign plan must be submitted in conformance with Chapter 3, Section 9.

Lot Requirements: Lot Area - 30,000 sq ft

	Lot Width -	100 feet
Setbacks:	Front Yard -	50 feet
	Side Yard -	30 feet
	Rear Yard -	40 feet

(#221, 2/24/92)